

Planning Board Minutes

Planning Board
December 16, 2004
Marilla Town Hall

Meeting called to order by Debbie Zimmerman/chairman at 7:05 p.m.

Present:	Debbie Zimmerman, Chairman	Dan Handy
	Rich Janiga	Paul Domanowski
	Judy Gillman	Nathan Barnard
	John Fronczek/CEO	Robert Miller/Consult
	Barb Spanitz/Town Board	Paulette Schloss/Clerk

Guests: Robert J. Runge, II, P.E., RJR Engineering, P.C., Scott A. Witter, Witter Design, Golf Course Architect, Jeffery Palumbo, Attorney, Renaldo & Palumbo

Approval of Minutes: Minutes to be amended as was not an informal meeting due to the vote.

Communications: Letter of resignation for health reasons from Donald Weeks, member of Planning Board.

Move New Business up to #5 and move Old Business to #6.

New Business: Motion for Nathan Barnard to be Vice Chairman of Planning Board. Debbie/Rich, roll call vote 6/0.

Marilla Golf Development presentation conducted by Robert J. Runge, Scott A. Witter and Jeffery Palumbo. Location would be between Townline Road and Two Rod Road on Clinton Street. It would be 425 acres, mixed use with 18 hole golf course and 143 homes. The size of the building lots would be 15,000 sq. ft. to $\frac{3}{4}$ of an acre. The size of the homes would be 1800/2200 sq. feet in size. The roadways would be private and maintained by a Homeowners Association. Each house would have a septic tank but shared leech lines by 3 to 4 houses. This would require a change in Marilla's zoning laws. Cluster development and a whole new zoning classification. This is in the Alden school system. Alden School buses do not go on private land. Statistics show that this type of housing has hardly any children. Some of the lots are not large enough to have room for a swimming pool or swing set. Roadways would be wide enough to have fire trucks pass each other and would also have dry hydrants for water supply. The land is located in Marilla and Alden and approximately half is zoned agricultural. Homeowners Association would handle the snow plowing and road repair as well as the grounds. Not sure how far off the road ways the houses would be built. This type of development would need new zoning language. There would be a clubhouse with banquet facilities. The clubhouse would require 6 to 7 acres. The cost of the homes would start at about \$180,000 and up.

Old Business: Ponds and Mining.

Rich Janiga will contact the County Conservation Department and have them possibly come to the next meeting and give information on ponds. This would be concerning the size to depth and the process to go through if putting a pond in.

Motion to have the Town Attorney at Planning Board meetings.

Dan/Rich 6/0

Motion to have the Planning Board meetings start at 7:00 p.m. until further notice. Dan/Debbie 6/0

CEO Report: None

Town Board Report: None

Motion to Adjourn at 9:30 p.m. Nate/Rich 6/0

Respectfully submitted,

Paulette Scholss/clerk